



## COLD SPRING ENVIRONMENTAL CONSULTANTS INC.

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- 2IE Site Investigations
- Subsurface Investigations
- Pollution Remediation
- Phase I ESA: LSP Completed
- Forensic Septic Investigations

- Percolation Tests
- Septic Designs
- Regulatory Compliance
- Recycling and Solid Waste
- Second Opinions

**May 21, 2018 (Revised)**

Rita Farrell  
Housing Consultant to AMAHT  
Town of Amherst  
Amherst, Massachusetts 01002

***RE: Resource Request for Determination  
Southeast (East) Street School Annex Property  
Map 15A: Lot 20: Southeast Street, Amherst, MA***

### **Background & Summary:**

As requested, Cold Spring Environmental Consultants staff visited the above referenced site to delineate the existence of any resource areas that are subject to the *Massachusetts Wetlands Protection Act (MGL c131: s40)* and *Town of Amherst bylaws*. Pursuant to the additional comments and input from Nathaniel Malloy, (Senior Planner: Town of Amherst) on May 7, 2018, our revised interpretation is shown on the attached plan.

The subject site is located on the west side of Southeast Street, and is a former school annex property owned by the Town of Amherst. The property houses a brick building, surrounding lawn and pavement and a grass field that is crossed by a stream and associated Bordering Vegetated Wetland. The northern and eastern portions exist as upland with the former brick school building and paved and grassy areas. The western and southern portions are a mix of BVW and historical BVW that was filled decades ago to create an athletic field. Included in the mapped resource areas were Upland (UPL), Bordering Vegetated Wetland (BVW), Intermittent Stream (IS) and associated culvert considered as Bank (BK).

**Method of Identification & Resource type:**

Reconnaissance review was conducted using USGS, Mass GIS and site review. Resource (channel) review was conducted in April & May of 2018 by scientists and hydrogeologists on the staff of Cold Spring Environmental, consistent with methodologies outlined (310 CMR 10.55), the MADEP Handbook "Delineating Bordering Vegetated Wetlands under the Massachusetts Wetland Protection Act" (1995) and Town of Amherst wetland regulations and bylaws. In addition, conversations with Amherst Conservation Commission Scientist Beth Wilson addressed whether filings in the neighborhood had confirmed the stream as being "intermittent" in the past. While every confirmation of delineation is independent, this is a good starting point for stream interpretation. Stream statistics may be required in the future for final intermittent or perennial stream determination. Consideration of vegetative community, hydric soil coloration/characteristics, topography, hydrology and function using more than a dozen soil cores were also employed during evaluation.

No wetland species were noted in the area of the building. Plant species in the BVW located off the property to the west behind the building included invasive species (Bittersweet: *Celastrus Orbiculatus*, Honeysuckle: *Lonicera* Species, Wild Grape: *Vitis Venifera*, Barberry: *Berberis* Species) and wetland species (Sensitive Fern: *Onocleas Sensibilis*, Marsh Marigold: *Caltha Palustris*, Tussock Sedge: *Caris Stricta*, Skunk Cabbage: *Symplocarpus Foetidus*, Jewelweed: *Impatiens Capensis* and Red Maple: *Acer Rubrum*). Several of the species are classified as obligate in wetland plant lists. Plant species surrounding the playing field were also a mix of invasive and wetland species. High Bush Blueberry: *Vaccinium Corymbosum*, Honeysuckle: *Lonicera Caprifoleum*, Crab Apple: *Malus* Species, Silky Dogwood: *Cornus Amomum* and Wild Rose: *Rosa Palustris* and *Rosa Mundi*) were observed at the western edge of the field. Sedge: *Carex*

Species, Sensitive Fern: *Onocleas Sensibilis*, Honeysuckle: *Lonicera Caprifoleum*, Poplar: *Populus* Species and Silky Dogwood: *Cornus Amomum* were noted over the fence at the southern end of the playing field, with some sedge interspersed with the grass of the field. Honeysuckle: *Lonicera Caprifoleum*, Silky Dogwood: *Cornus Amomum*, White Pine: *Pinus Strobus*, Red Maple: *Acer Rubrum*, Wild Rose: *Rosa Mundi* and *Rosa Palustris*, Barberry: *Berberis* Species and Sumac were observed along the southern edge of the field, with Marsh Marigold: *Caltha Palustris*, Jewelweed: *Impatiens Capensis* and Goldenrod: *Solidago* Species adjacent to the terminus of the culvert.

Hydraulic conditions indicative of flowing water channel (intermittent stream) were noted west and south of the building. There were no other defined channels or flowing water. Some areas of standing surface water and staining were noted in the playing field. No areas consistent with vernal pools conditions were observed within 100 feet of the site.

Twelve soil cores were installed in the locations shown on the attached resource delineation map. Latitude and Longitude XY coordinates are provided for each location. Soil types and coloration are also shown on the attached delineation plan, and it should be noted that all soil cores outside the area surrounding the building showed oxidized rhizospheres and gleyed coloration indicative of wetland soils.

#### **Maintenance of Culvert/Buffer Area:**

All above noted boring and resource locations are summary referenced on the Revised Site Plan attached. A site survey by a registered land surveyor is recommended for future planning (as needed). It was noted that the culvert was having functional issues likely due to age, size, pitch and lack of

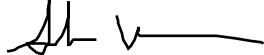
May 21 2018

maintenance. Evidence of overflow was noted. Some erosion and cavitation was noted at the southern and eastern culvert end. This condition should be considered during planning, engineering and redevelopment.

It was our intent to request that the work be reviewed relative to future site planning and the determination as shown. Should you want to proceed with filing this with the local Conservation Commission and the MADEP as an RDA to make it an official "Request for Determination" the survey would be needed/recommended.

Best,

**Cold Spring Environmental Consultants, Inc.**



Alan E. Weiss, M.S.

Principal Hydrogeologist

Registered Sanitarian License #933

Licensed Site Professional #6442

Massachusetts Soil Evaluator # 2568

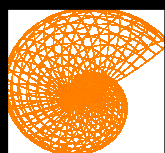
## **Attachment 1**

**Figure 1: Site Locus**

**Figure 2: Site Layout**

**Figure 3: Aerial**

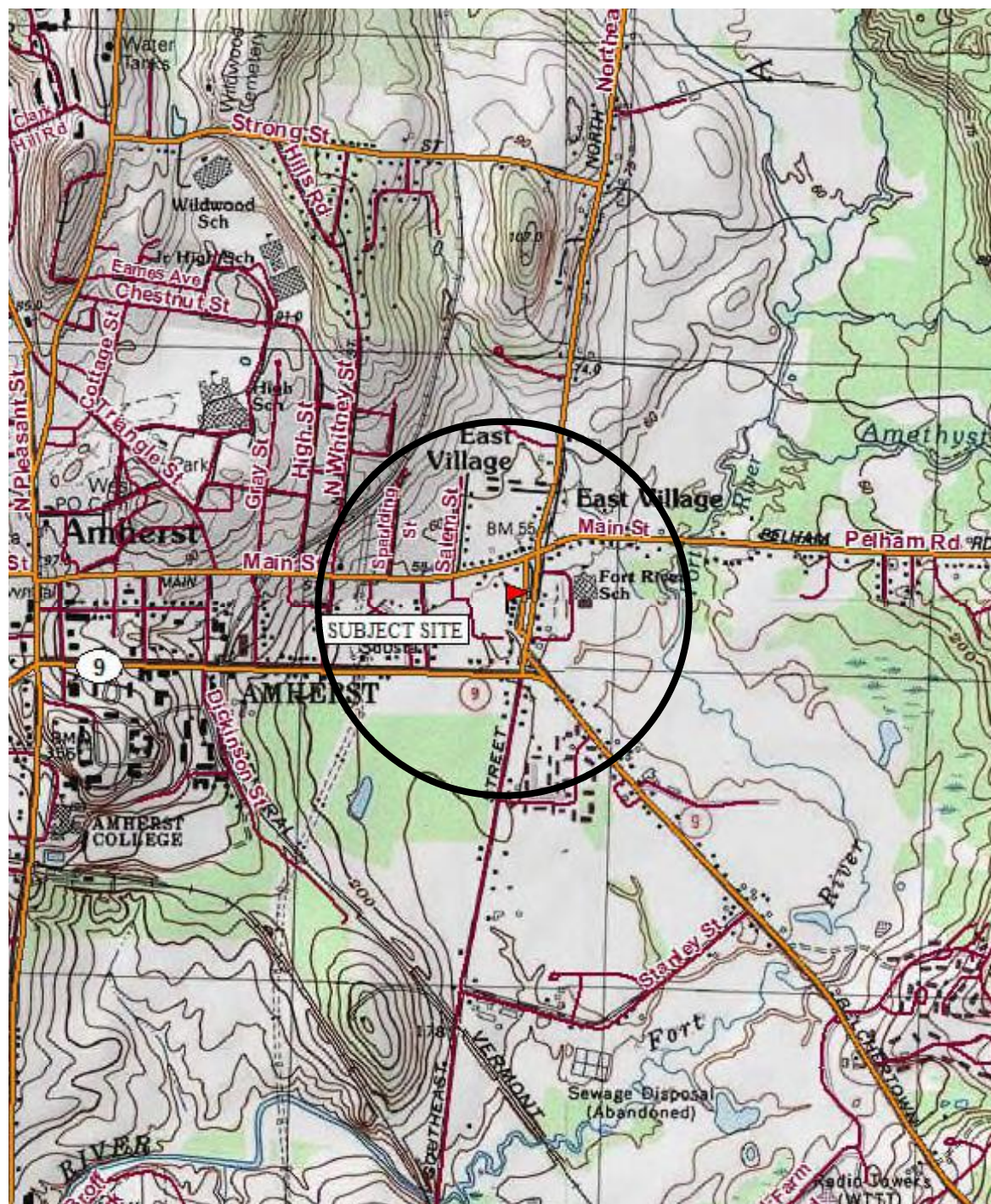




# Cold Spring Environmental Consultants, Inc.

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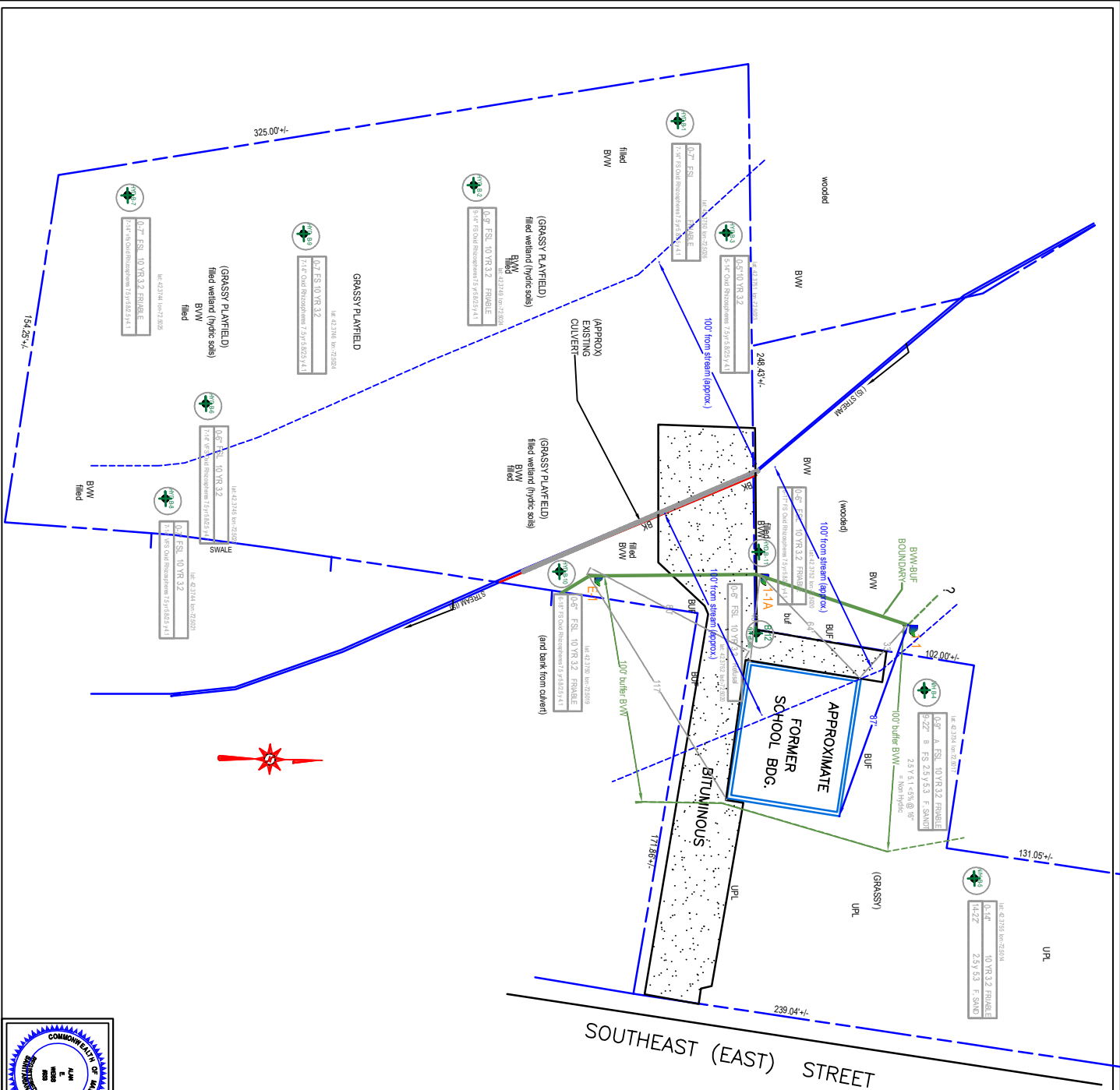
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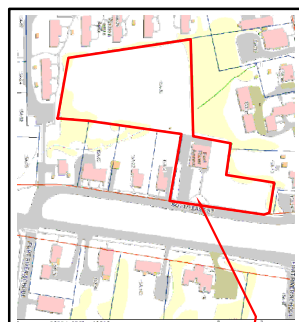
**FIGURE 1—SITE LOCUS**  
Former School Southeast Street,  
Amherst, MA

April, 2018

FROM USGS

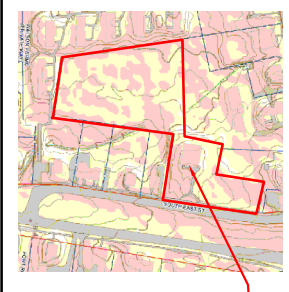


SOUTHEAST (EAST) STREET



FROM AMHERST

SUBJECT  
SITE  
LOCATION



FROM AMHERST

SUBJECT  
SITE  
LOCATION

OWNER:  
SCHOOL DEPARTMENT OF AMHERST  
MAP 15A LOT 20  
1" = 30'  
2.34 +/- AC.

NOT AN ACTUAL SURVEY!  
LINES DRAWN FOR RELATIVE  
LOCATION PURPOSES ONLY!  
(BY TAPE MEASUREMENT)



AMHERST HOUSING RESOURCE DELINEATION

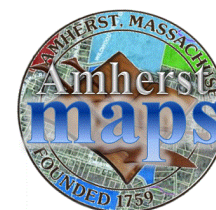
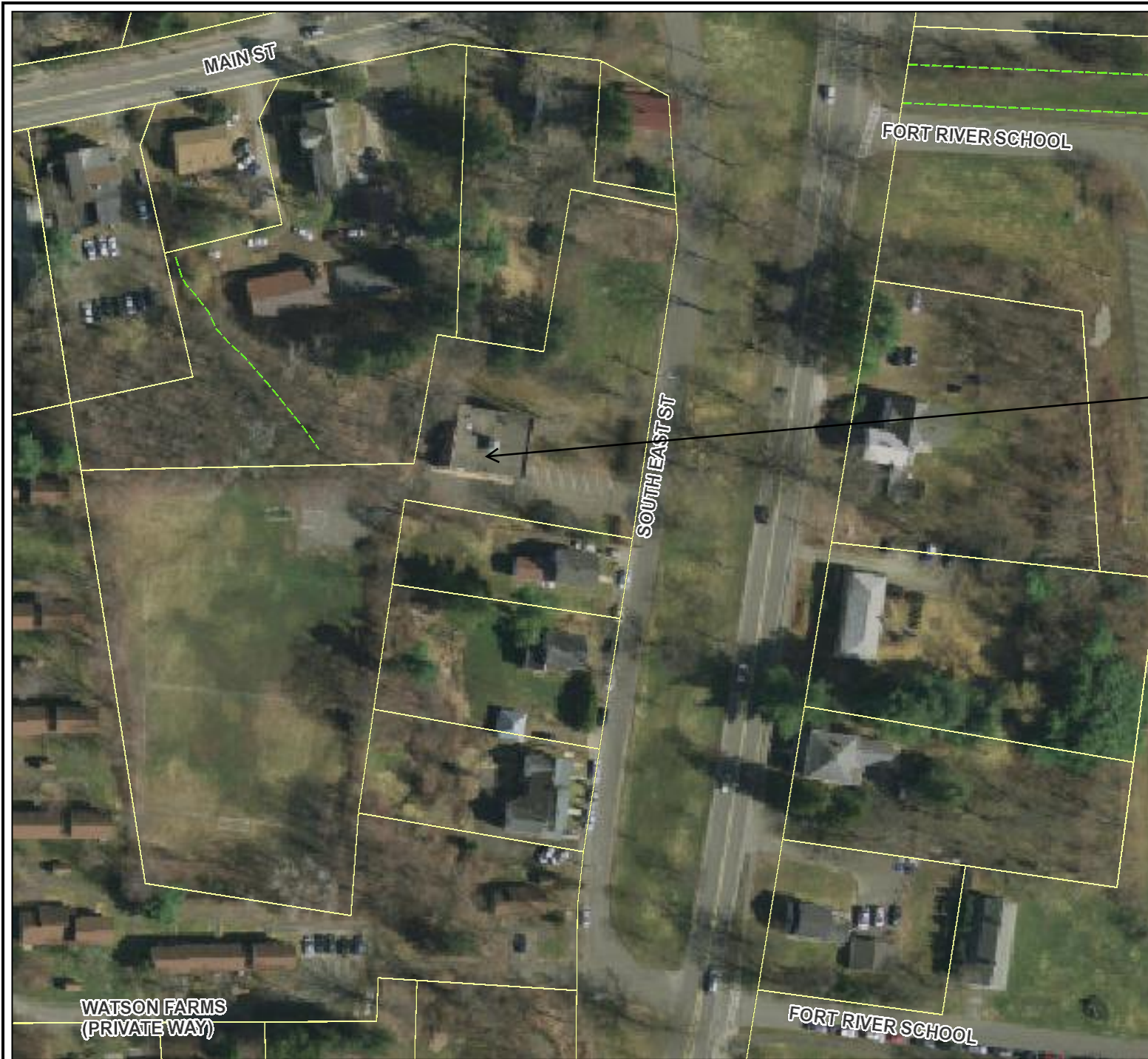
MAP 15A LOT 20  
EAST STREET  
AMHERST, MA

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DATE: 05/09/2018  
DRAWN BY: ALAN WEISS  
REVIEWED: 05/21/2018  
SCALE: 1" = 30' +/-  
DRAWING NUMBER: 114-2018-03-20







Property Map  
— Property Lines  
- - - Easements  
□ Adjacent Towns Parcels  
Basemap  
... Trails

subject site

Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, NAD83, Feet; Vertical Datum: NAVD88, FT  
Planimetric & topographic basemap compiled at 1"=40' scale from April, 2009 Aerial Photography. Parcels compiled to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures & underground utility locations are approximate & require field verification.

The Town of Amherst makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of these data, & does not assume any liability associated with the use or misuse of these data.

1" = 150 ft

[amherstma.gov/maps](http://amherstma.gov/maps)



May 5, 2018